

May 14, 2024

Daniel Nierenberg, P.G.
Division of Environmental Remediation
New York State Department of Environmental Conservation
625 Broadway
Albany, New York 12233-7016

Re: PAHs Groundwater Sampling Plan
NYSDEC BCP Site No. C241219
27-10 49th Avenue, Long Island City, Queens, NY

Dear Mr. Nierenberg:

Roux Environmental Engineering and Geology, D.P.C. (Roux), on behalf of Hunters Point SG, LLC (Volunteer), has prepared this Polycyclic Aromatic Hydrocarbons (PAHs) Groundwater Sampling Plan (Plan) for the property located at 27-10 49th Avenue, Long Island City, Queens, New York (Site). The Volunteer entered into a Brownfield Cleanup Agreement (BCA) for Brownfield Cleanup Program (BCP) Site No. C241219 with the New York State Department of Environmental Conservation (NYSDEC) on October 23, 2018, to investigate and remediate the Site under the BCP and BCA.

In March 2024, NYSDEC expressed concerns about perceived data gaps in the January 2019 Remedial Investigation Report (RIR) prepared by Atlantic Environmental Solutions, Inc. (AESI). As per the email correspondence from the NYSDEC to Roux on March 27, 2024, the NYSDEC requested that five (5) of the existing ten (10) groundwater monitoring wells on-Site be resampled and analyzed for only PAHs. The NYSDEC also stated that there is no preference as to the specific wells to be sampled, but the five wells should be spread across the Site.

This Plan has been prepared to present the proposed sampling plan, methods, and criteria for this groundwater sampling event.

Proposed Scope

Pursuant to the NYSDEC's recommendation for additional sampling in accordance with the March 27, 2024 phone conversation and April 9, 2024 NYSDEC email, Roux proposes to collect groundwater samples for PAHs analysis from MW-1, MW-2, MW-4, MW-8 and MW-9 as shown on Figure 7A and 7B (from the October 2023 RAWP).

All wells will be purged and sampled using a peristaltic pump, or an alternative method, depending on the observed depth to groundwater and logistical issues. Purging and sampling will be performed consistent with United States Environmental Protection Agency (USEPA) low-flow sampling requirements. Field parameters (i.e., pH, dissolved oxygen, oxidation reduction potential (ORP), etc., as described in the USEPA low-flow sampling requirements) will be collected using a water quality meter with flow-through cell until parameters are stabilized before samples are collected.

Samples will be analyzed at a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP)-certified laboratory for PAHs (via USEPA Method 8270E). Groundwater sampling results will be compared to the NYSDEC Ambient Water Quality Standards and Guidance Values (AWQSGVs), presented in Division of Water Technical and Operational Guidance Series (1.1.1). All laboratory data will be reported in NYSDEC ASP Category B deliverables.

Quality control samples will be collected to ensure that data is accurate and precise, and hence representative of the actual Site conditions. For purposes of field quality control (QC), duplicate and field blank samples will be collected. Laboratory QC samples will include laboratory control samples, matrix spike/matrix spike duplicate samples, surrogate spikes, laboratory duplicate, and method blank analysis. Laboratory QC samples will be performed in accordance with the method protocols. A Data Usability Summary Report will be prepared in accordance with applicable NYSDEC guidance.

Upon written approval of this Plan, Roux will proceed with sample collection scheduling. We would like to schedule a call to discuss the sampling results as soon as they are received.

Should you have any questions or require further information regarding this letter, please do not hesitate to contact us.

Sincerely,

ROUX ENVIRONMENTAL ENGINEERING AND GEOLOGY, D.P.C.



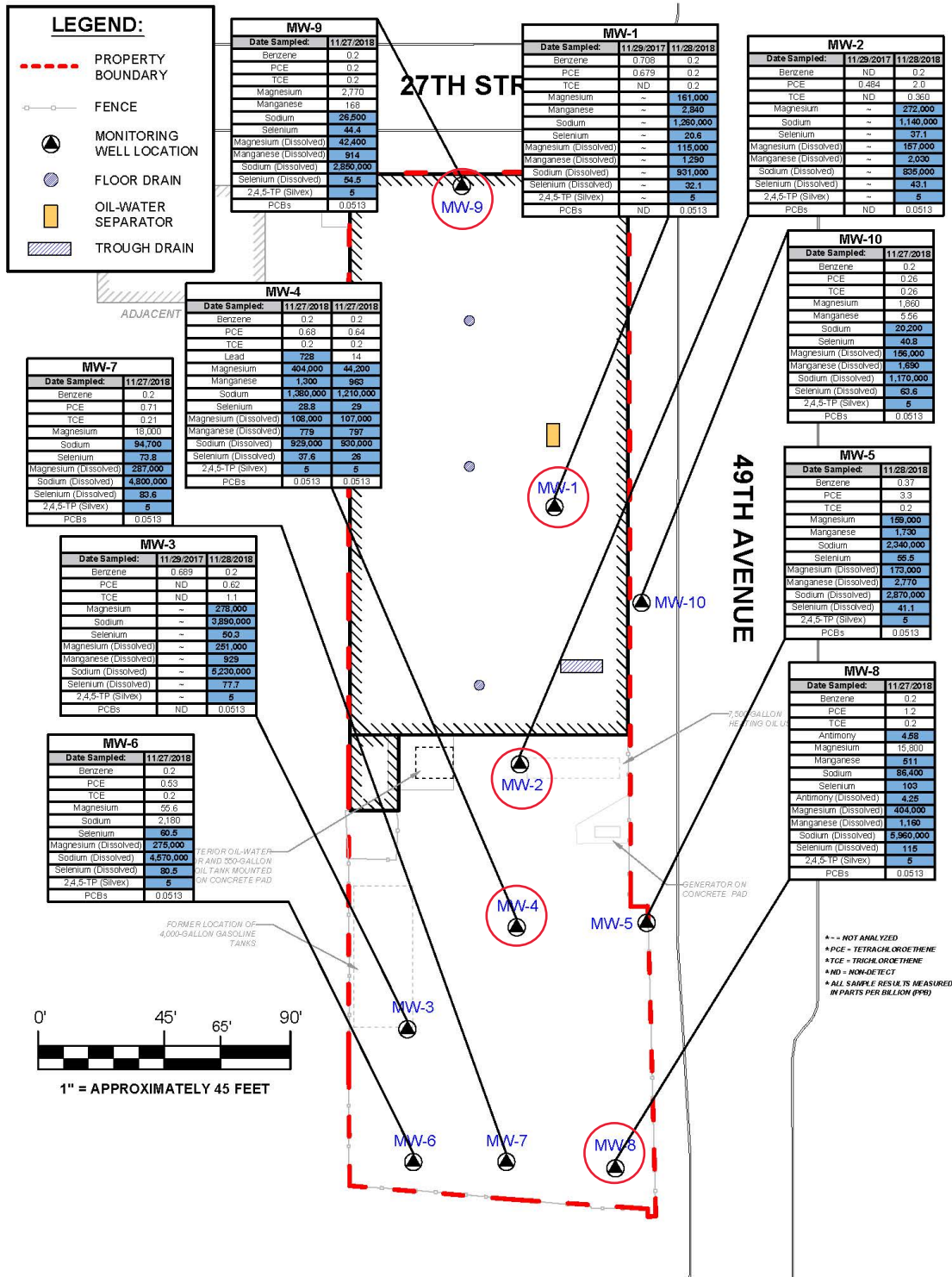
David Kaiser, P.E. (NY)
Senior Engineer



Noelle Clarke, P.E. (NY)
Principal Engineer



Christopher Proce, C.S.P., P.G. (NY)
Principal Hydrogeologist/Vice President



*FIGURE ADAPTED FROM DRAWINGS BY ATLANTIC ENVIRONMENTAL SOLUTIONS INC.

Title:

GROUNDWATER RESULTS MAP

27-10 49TH AVENUE
LONG ISLAND CITY, NY

Prepared for:

HUNTERS POINT SG, LLC

ROUX

Compiled by: R.M. Date: 11/23/2021

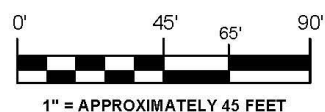
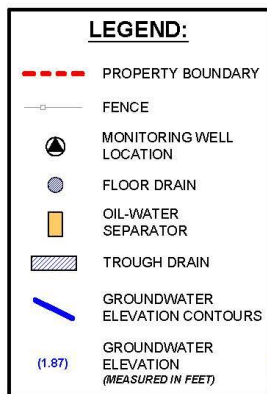
Prepared by: M.S.R. Scale: AS SHOWN

Project Mgr: R.L. Project: 3446.0008Y000

File: 3446.0008Y101.ppt

FIGURE

7A

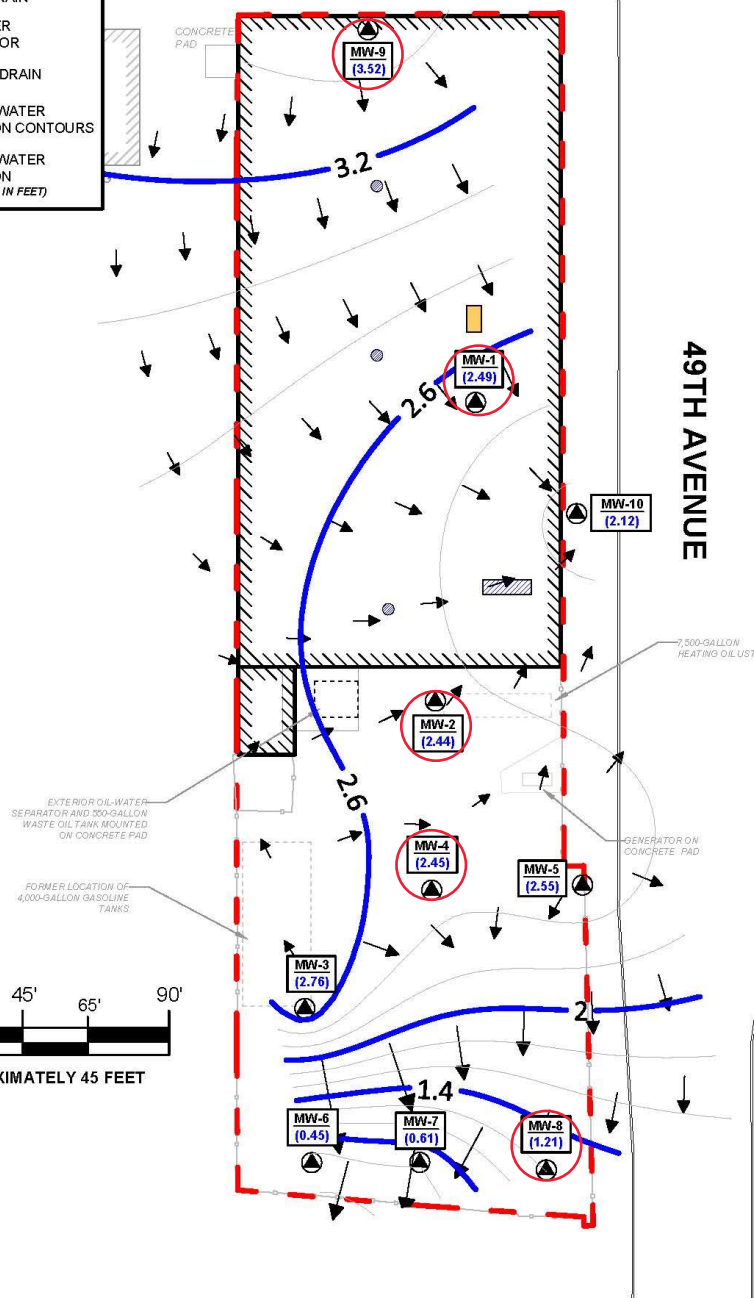


○ GROUNDWATER WELLS TO BE SAMPLED FOR PAHS

*FIGURE ADAPTED FROM DRAWINGS BY ATLANTIC ENVIRONMENTAL SOLUTIONS INC.

27TH STREET

49TH AVENUE



Title:

GROUNDWATER FLOW DIRECTION MAP

27-10 49TH AVENUE
LONG ISLAND CITY, NY

Prepared for:

HUNTERS POINT SG, LLC

ROUX

Compiled by: R.M.

Date: 11/23/2021

FIGURE

Prepared by: M.S.R.

Scale: AS SHOWN

Project Mgr: R.L.

Project: 3446.0008Y000

File: 3446.0008Y101.ppt

7B